



GRASSROOTS
REALTY GROUP

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21 Scimitar Heath NW
Calgary, Alberta

MLS # A2339205



\$450,000

Division:	Scenic Acres		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,191 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry		

Inclusions: N/A

** TERRIFIC villas, located near so many GREEN spaces, the ravines, PARKS, shopping and great access to major traffic arteries, **
OPEN plan home with an office/den/bedroom at the entry. that is nice and bright. The hallway opens up to a kitchen area, semi-formal eating area and a large bright and airy great room. There is a beautiful two-sided fireplace and a patio door to a deck. This is a large very private deck area with terraced planters. The master bedroom is large, bright and airy with a good size walk-in closet, a 3 pce ensuite and a full linen closet. The back entry has a 2 pce bathroom, laundry room with washer & dryer - plus inside access to a good size single garage. ** THE LOWER level has a large family / rec room. a nice size secondary bedroom, a 4 pce bathroom. PLUS a large unfinished room that could be developed into another bedroom & a large utility area.